

031.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

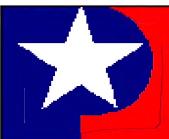
948,200 / 948,200

USE VALUE:

948,200 / 948,200

ASSESSED:

948,200 / 948,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
49-51		ADAMS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KLIONSKY MATTHEW	
Owner 2:	
Owner 3:	

Street 1: 5416 S. UNIVERSITY AVENUE	
Street 2:	

Twn/City: CHICAGO	
St/Prov: IL	Cntry
Own Occ: N	

Postal: 60615	Type:
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PREVIOUS OWNER
Owner 1: KLIONSKY MATTHEW--ETAL -
Owner 2: KLIONSKY BERNARD -
Street 1: 5416 S. UNIVERSITY AVENUE
Twn/City: CHICAGO
St/Prov: IL
Cntry
Postal: 60615

NARRATIVE DESCRIPTION
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Asbestos Exterior and 2764 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS
Item
Code
Description
%
Item
Code
Description
Z
R2
TWO FAMIL
100
water
Sewer
Electri
Census:
Flood Haz:
D
Topo
1
Level
s
Street
t
Gas:

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
104	Two Family		4950	Sq. Ft.	Site	
				0	80.	1.15 1

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					22068	
104	4950.000	488,700	4,700	454,800	948,200					GIS Ref	
										GIS Ref	
										Insp Date	
										10/07/17	

Total Card	0.114	488,700	4,700	454,800	948,200	Entered Lot Size
Total Parcel	0.114	488,700	4,700	454,800	948,200	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit	/Card:	343.08	/Parcel:	343.08	Land Unit Type:
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	488,700	4,700	4,950.	454,800	948,200		Year end	12/23/2021
2021	104	FV	466,200	4700	4,950.	454,800	925,700		Year End Roll	12/10/2020
2020	104	FV	466,500	4700	4,950.	454,800	926,000	926,000	Year End Roll	12/18/2019
2019	104	FV	360,400	4700	4,950.	483,200	848,300	848,300	Year End Roll	1/3/2019
2018	104	FV	360,400	4700	4,950.	352,500	717,600	717,600	Year End Roll	12/20/2017
2017	104	FV	359,300	4700	4,950.	307,000	671,000	671,000	Year End Roll	1/3/2017
2016	104	FV	359,300	4700	4,950.	261,500	625,500	625,500	Year End	1/4/2016
2015	104	FV	319,600	4700	4,950.	255,800	580,100	580,100	Year End Roll	12/11/2014

**Parcel ID** 031.0-0006-0003.0

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLIONSKY MATTHE	59399-320		6/28/2012	Convenience	99	No	No		
	16664-495		12/1/1985		223,000	No	No	Y	

**PAT ACCT.**
**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2009	226	Redo Kit	16,000					

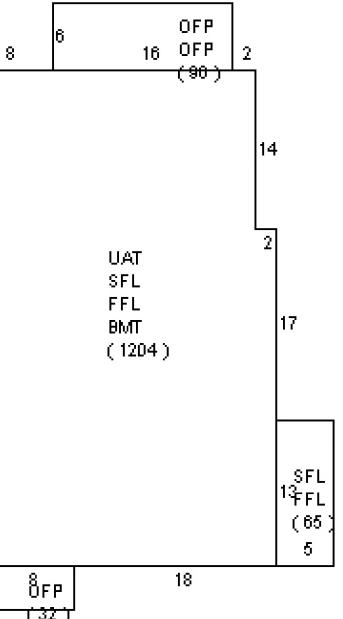
**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
3/3/2009	Measured	372	PATRIOT
5/3/2000	Inspected	276	PATRIOT
2/20/2000	Mailer Sent		
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

**Sign:** VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Fair																					
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																					
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																					
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																					
Frame: 1	- Wood			1/2 Bath:	Rating:																					
Prime Wall: 5	- Asbestos			A HBth:	Rating:																					
Sec Wall:				OthrFix:	Rating:																					
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																						
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1																		
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				Frl:	Rating:			Other																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																		
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2																		
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1																		
Alt LUC:	Alt %:			Total Units:				Lower																		
Jurisdict: G11	Fact: .			Floor:				Totals				RMs: 12	BRs: 6	Baths: 2	HB											
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>														
Lump Sum Adj:				Name:				Exterior:	No Unit			RMS	BRS	FL												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1			7	4													
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			Additions:	1			5	2													
Prim Int Wal 2	- Plaster			Functional:				Kitchen:				<b>Totals</b>														
Sec Int Wall:				Economic:				Baths:				2	12	6												
Partition: T	- Typical			Special:				Plumbing:				<b>GENERAL</b>														
Prim Floors: 3	- Hardwood			Override:				Electric:				<b>COMPARABLE SALES</b>														
Sec Floors: 4	- Carpet			Total: 26.4	%					Heating:				Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Flr: 12	- Concrete							General:				WtAv\$/SQ:	AvRate:	Ind.Val												
Subfloor:												Juris. Factor:	1.00	Before Depr:	177.99											
Bsmnt Gar:												Special Features:	0	Val/Su Net:	114.53											
Electric: 3	- Typical											Final Total:	488700	Val/Su SzAd	192.55											
Insulation: 2	- Typical											<b>PARCEL ID</b> 031.0-0006-0003.0				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>						
Int vs Ext: S																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Fuel: 1	- Oil											FFL	First Floor	1,269	177.990	225,872	UAT	100	FLA							
Heat Type: 5	- Steam											SFL	Second Floor	1,269	177.990	225,872										
# Heat Sys: 2												BMT	Basement	1,204	53.400	64,291										
% Heated: 100												UAT	Upper Attic	301	111.250	33,485										
Solar HW: NO	Central Vac: NO											OPP	Open Porch	224	22.190	4,970										
% Com Wal	% Sprinkled															Net Sketched Area: 4,267				Total: 554,490						
<b>MOBILE HOME</b>				Make:				Model:				Serial #				Year:				Color:						
<b>SPEC FEATURES/YARD ITEMS</b>																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Size Ad	Gross Area	5170	FinArea	2764				
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104			4,700		4,700									
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700																		



**IMAGE**

**AssessPro Patriot Properties, Inc**

